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**Exclusive Right to Sell Agreement for Houses**

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Re: Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Apartment #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Dear:

Through \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of our Residential Brokerage Department, you have employed our firm as a real estate broker with exclusive rights to sell the above captioned properties. Any one who sees the apartment must utilize RC REALTY GROUP OF NEW YORK INC.as the exclusive agent.

This Agreement shall become effective on the date you sign it, and continue in full force and effect for 120 days

Our firm is authorized to offer the sale of your property at a price of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Real Estate taxes: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

We are authorized to solicit the cooperation of other licensed real estate brokers and to work with them on a cooperating basis for the sale of the above captioned apartment. If the property is sold pursuant to this Agreement, our commission to be paid solely by you shall be\_\_\_\_\_\_\_\_\_\_ % of the sales price. In the event another licensed real estate broker solicited by us is involved in the transaction, we shall pay the cooperating broker a commission by separate Agreement with such broker.

You represent that you are the owner of the property and that either you possess the title for, or the proprietary lease and shares of stock allocated to, the apartment.

During the term of this Exclusive Right to Sell Agreement, you agree to refer to us all inquiries, proposals and offers received by you regarding the property, including, but not limited to, those from principals and other brokers, and you agree to conduct all negotiations with respect to the sale, or other disposition of the property, exclusively through our firm.

Upon expiration of this Agreement, we shall furnish you with a list identifying not more than 25 prospective renters or purchasers to which our firm has shown the property during the term of the Agreement. This list is confidential and for your personal use only.

For a period of six (6) months after the termination of this Agreement, you agree to refer to us any such prospective purchaser whose name appears on such list.

If the property is sold to a person or entity you did not refer to us as required by this Agreement, you agree to recognize us as the procuring broker in connection therewith and to pay us a commission equal to ( %) percent of the first year's rent or ( %) percent of the total sale price, as the case may be.

**Exclusive Rights to Sell Agreement**

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You agree to pay us a commission if said property goes to contract, a deposit is made and at later date the buyer defaults.

You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 4852(d)) and that you are aware of your responsibility to ensure compliance therewith.

This Agreement shall bind and benefit the personal representatives, successors or assigns of the parties.

This Agreement may not be changed, rescinded, or modified except in writing, signed by both of us.

If the foregoing meets with your approval, please sign and return the enclosed copy of this Agreement.

Very truly yours,

RC REALTY GROUP OF NEW YORK INC.

AGREED TO AND ACCEPTED:

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Manager – Sales and Rentals Sales Associate/Broker

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner Date